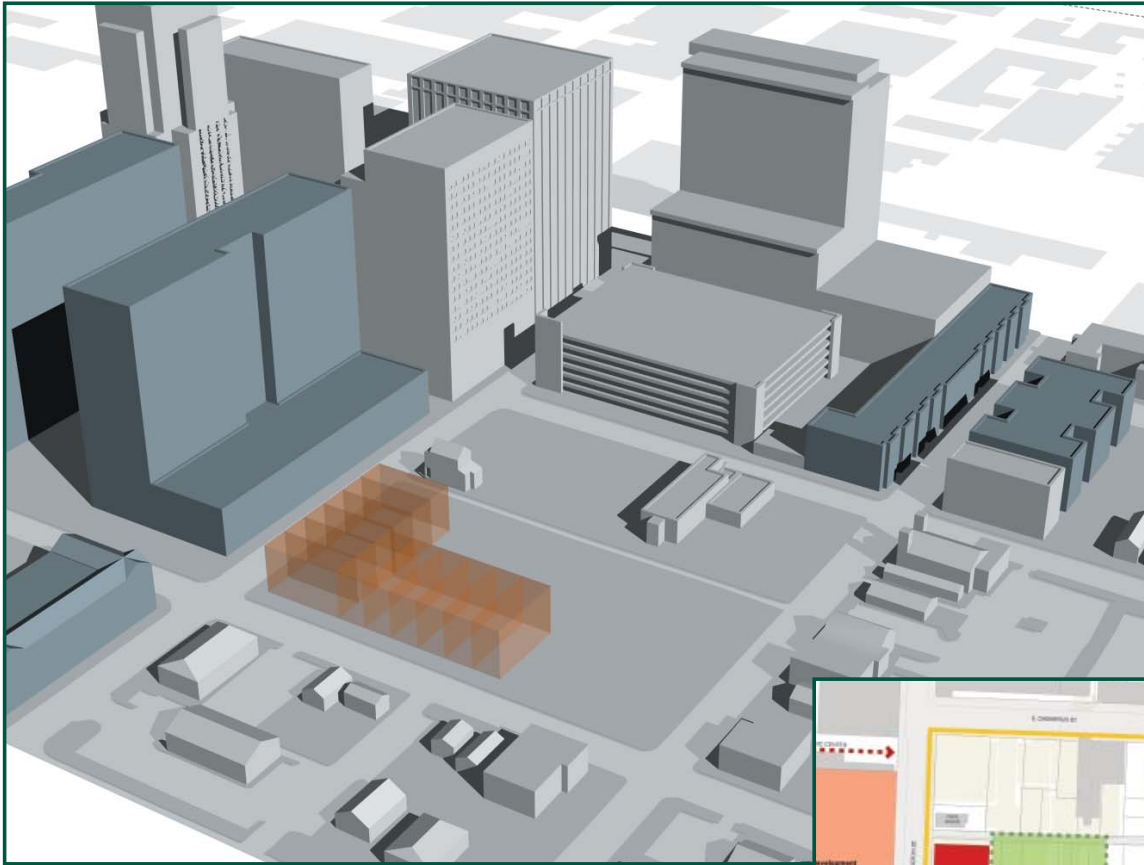


FRELON



CITY OF RALEIGH

**AFRICAN AMERICAN
CULTURAL CONSORTIUM**
PROGRAM ANALYSIS &
FEASIBILITY REPORT

JULY 6, 2005

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INTRODUCTION

1

INTRODUCTION

Project Description

The Freelon Group was contracted by the City of Raleigh to conduct a Program Analysis and Feasibility Study for the proposed African American Cultural Consortium. The Consortium includes the MLK Resource Center, The Pope House, and the African American Cultural Complex. Each of these institutions currently function separately in Raleigh but have agreed that a common location would be beneficial to all. The proposed location is the block bounded by South Wilmington Street, East Cabarrus Street, South Blount Street and East Lenoir Street.

The Feasibility Study began with a kick-off meeting on February 3, 2005 at the City of Raleigh Municipal Building. The three user groups, representatives of the Raleigh Planning Department and The Freelon Group were in attendance. The general idea of the Consortium, the location and the proposed schedule for the Study was presented and discussed. A "look ahead" schedule was also presented which illustrated the subsequent steps leading to the design and construction of the potential new facility.

Each of the user groups were interviewed on February 8, 2005 to determine programmatic needs and other functional requirements. The Freelon Group also met with the current property owners of the proposed site on March 28, 2005 and with representatives from Shaw University on April 5, 2005. Based on the information gathered during these interviews and meetings, a draft program was developed that listed the proposed space requirements for each of the Consortium members, including areas that could potentially be shared.

Concept Site Plan options were developed showing the general layout of program space on the site. Each of the organizations were given the opportunity to view the preliminary concept work. Additionally, a broader group of stakeholders including the property owners, Shaw University and other interested parties also had an opportunity to view the site plan diagrams and offered additional input and feedback.

Raleigh Planning Department staff generated the mailing list of invitees for the stakeholder meeting which took place on May 25, 2005. This meeting, held in the Raleigh City Council Chambers, served as a forum for the presentation and discussion of planning options for the site. The final recommendations of this study reflect the input and feedback from the stakeholder meeting. The minutes from this meeting are included in the appendix to this document.

Design Objectives

The African American Cultural Consortium (AACC) is intended to be a major destination for cultural tourism in Raleigh and the state. Located in the convention and hotel district adjacent to major redevelopment projects, the Consortium will offer visitors and residents alike a rich cultural and educational experience through the multi faceted programs of the three member institutions. The goal is to synthesize and accommodate the programs of the African American Cultural Complex, Martin Luther King Resource Center and the Pope House Museum Foundation into a single multi-use facility.

In order to gain a clear understanding of each institution's unique mission and distinct function in the city of Raleigh, The Freelon Group structured the study as follows:

- Information gathering
- User interviews
- Draft program
- Concept site plan
- Stakeholder meeting

The Project Team

This study has been generated with the input of constituencies within the proposed AACC. The Freelon Group met these groups and the city of Raleigh over a six month period during 2005 to develop the findings presented in this report.

Proposed AACC participants include:

The African American Cultural Complex	
Dr.. E.B. Palmer	CEO, Founder
Juanita Palmer	Financial Director

The Martin Luther King Resource Center	
Bruce Lightner	Executive Director
Bonnita Hargis	Board Member
Jeanne Teadrow	Board Member

The Pope House Museum Foundation	
Ken Zogry	Executive Director
Patsy Morgan	Board Member
Garrick Francis	Board Member

From outside the proposed Consortium, the consultants include:

The City of Raleigh	Project Coordinator
The Freelon Group	Architecture Programming Planning

INFORMATION GATHERING

2

Information Gathering

The design team met with each institution to gather information that would help guide the planning process. Prior to those meetings, existing documentation that included history and background information for each organization, existing facility documents, and all prior planning and design work was reviewed. Meetings were then held with the executive directors and board members to verify prior research and documentation and to receive responses to a program questionnaire. This data was used to determine future program needs for each institution.

African American Cultural Complex

CEO and founders, Dr. E.B. Palmer and Juanita Palmer

The African American Cultural Complex, located at 119 Sunnybrook Road, Raleigh, is a unique collection of artifacts, documents and displays on outstanding contributions made by African Americans. The collection is housed in several buildings along a picturesque nature trail. Its focus is to collect, present and preserve African American culture throughout NC and the US.

The complex is open to the public and received over 140,000 visitors in 2000 and over 50,000 in 2001. Its summer production of "The Amistad Saga" is the only outdoor drama in the US that is written, produced, and performed by African Americans. The African American Cultural Complex hosted the 2004 AAAM (African American Association of Museums) National Conference in Raleigh August 18-22.

Previous planning studies include a possible acquisition of adjacent properties to allow for future expansion and renovation of the existing main house and property to accommodate additional parking, main gallery for display, a 400-500 seat indoor auditorium and assembly space, reading room and admin support.



Previous Study for the African American Cultural Complex

Martin Luther King Resource Center

Bruce Lightner, Executive Director

The mission of the Martin Luther King Resource Center is to promote a healthy multiracial and multi ethnic learning, working and living environment by creating and facilitating collaborative communications, educational programs and insightful research which promote racial and ethnic harmony, advancement and equality.

Currently, the activities and programs of the MLK Resource Center are not housed in one location. The Center has, however, developed programmatic needs and conceptual diagrams for space utilization.

The Pope House Museum Foundation

Ken Zogry, Executive Director

The Pope House Museum Foundation of Raleigh, North Carolina was established for the purpose of preserving and restoring the ca. 1900 home built by Dr. M.T. Pope, a prominent African American physician.

Prior concept studies included a fully renovated and restored Pope House, a visitors center, courtyard and adjacent parking. The 6000 SF visitors center would house exhibition space, meeting rooms and office spaces.



Previous Study for the Pope House Museum

Urban Design Center

The design team also met with the City of Raleigh's Urban Design Center to gather information of future development in close proximity to the proposed site. This information was taken into consideration with regard to the location of the proposed Consortium facility on the site.

Several proposed commercial and residential developments together with the Consortium form an important crossroads for pedestrian traffic. High-end retail, residential, and commercial developments that will support the BTI Center of Performing Arts and the new Raleigh Civic and Convention Center are located southwest and west of the site. The proposed Palladium Plaza, a residential development and the Moore Square South Development Strategy are located to the north and east of the site. The Shaw University Campus Master Plan shows proposed expansion adjacent to the site as well.

Zoning, Setback and Utility Assessment

In accordance with the zoning ordinance for the City of Raleigh, the zoning for the proposed AACC study area is Business Zone (BUS Z). The maximum building height is 50 feet and no setbacks are required.



Aerial Photograph | Major Surrounding Development

DRAFT PROGRAM

3

Preliminary Program Summary

The design team met with each of the Consortium institutions to determine their individual space needs. A series of questions were reviewed and discussed in an effort to identify the current and future facility requirement. Particular attention was given to areas of overlapping need where shared spaces could be utilized. This approach offers greater efficiency by reducing or eliminating the duplication of common functional space.

The preliminary program that follows takes into account the co-location of all three institutions in a contiguous building and indicates the spaces that are specific to each group as well as significant areas that would be shared.

While all three institutions will occupy a common building, separate entries and/or identities could be explored during the next design phases.

Preliminary Program Summary

July 8, 2005

Suggested Shared Spaces	Qty.	NSF	Sub-Total NSF	Total NSF
Auditorium / Black Box Theater	1	4,000	4,000	
Reception / Banquet Hall	1	2,000	2,000	
Seminar / Classrooms	3	1,200	3,600	
Board / Conference Rooms	2	750	1,500	
Mail / workroom	1	600	600	
Break room	1	300	300	
Gift shop	1	1,000	1,000	
Collection Storage and Prep Space	1	5,000	5,000	
General Storage	1	800	800	
Tech Support	1	300	300	
Maintenance	1	100	100	

19,200

African American Cultural Complex	Qty.	NSF	Sub-Total NSF	Total NSF
Exhibition Gallery	1	2,000	2,000	
Executive Directors	1	100	100	
Program Coordinator	1	100	100	
Administrative Assistant	1	100	100	
Bookkeeper	1	100	100	
Public Relations/ Media	1	100	100	
Assistant Financial Officer	1	100	100	
Financial Director	1	100	100	
Grants	1	100	100	
Volunteer tour guides, lecturers	1	300	300	
Curator	1	100	100	
Conference	1	400	400	
Assistant Curator	1	100	100	
Program Development	1	100	100	
Library/ Research Space	1	1,200	1,200	

5,000

Preliminary Program Summary

(continued)

July 8, 2005

Martin Luther King Resource Center	Qty.	NSF	Sub-Total NSF	Total NSF
Exhibition Gallery/ Photo Gallery	1	2,000	2,000	
Executive Director	1	100	100	
Research Director	1	100	100	
Program Director	1	100	100	
Marketing/ PR	1	100	100	
Administrative Assistant	1	100	100	
Conference	1	400	400	
Computer Room	1	1,200	1,200	
Research Space	1	1,200	1,200	

5,300

Pope House Museum Foundation	Qty.	NSF	Sub-Total NSF	Total NSF
Exhibition Gallery	1	2,000	2,000	
Executive Director	1	100	100	
Administrative Assistant	1	100	100	
Program Director of Education	1	100	100	
Curator	1	100	100	
Marketing Development	1	100	100	
Bookkeeper	1	100	100	
Volunteers	1	300	300	
Conference	1	400	400	
Quiet Room for Research	1	200	200	

3,500

Total Net SF 33,000

Grossing Factor @ 60% 22,000

Total Gross SF 55,000

Note:

NSF (Net Square Footage) is defined as actual usable and programmable area.

GSF (Gross Square Footage) includes the NSF plus non-programmed space such as corridors, stairs, rest rooms, mechanical rooms, elevator shafts, wall thicknesses, etc.

Grossing Factor is the ratio between NSF and GSF and indicates the building efficiency.

SITE CONSIDERATIONS

4

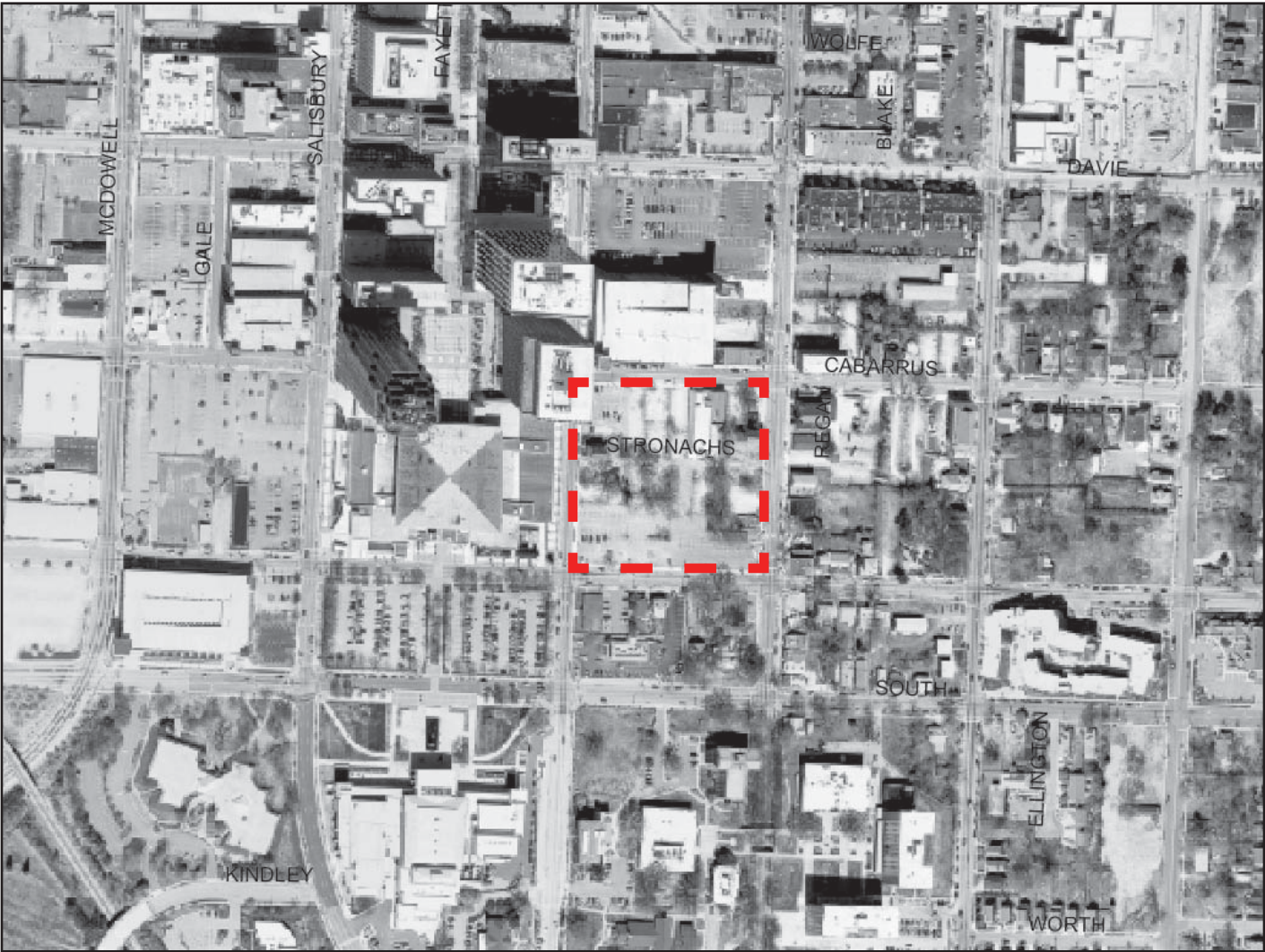
SITE CONSIDERATIONS

The study area for the African American Cultural Consortium is located on the southwest corner of the block bounded by South Wilmington, East Lenoir, Blount and East Cabarrus Streets. Currently, the area is occupied primarily by surface parking. Other property owners of the block surrounding the proposed site include the Pope House located at 511 South Wilmington Street directly to the north, and the Lincoln Theater with an adjacent structure on East Cabarrus Street to the north. The Debnam Clinic is located on Blount Street to the east.

The southwest corner of this important block is a preferred location for the proposed center because it is oriented toward major current and future downtown development. The main entrance to the campus of Shaw University is directly south of the proposed location. The BTI Center for the Performing Arts and adjacent future high-end retail, residential, commercial, office, and hotel development will also have a positive impact on the site. In the near future, this area will become an important crossroads for performing arts, residential, retail/commercial, and campus activity.

With regard to parking, visitors to the Consortium will have access to an underground parking structure that will be located west of the site in addition to existing parking decks and curbside parking. On-site parking was not considered in the study. Tour groups, schools, and other visitor groups arriving by bus will be provided a drop-off area at the front of the proposed building location. There will be a loading dock to accommodate shipping and receiving at a location separate from the main entrance.

Site Considerations
(continued)



Aerial Photo

north
|

Site Photos



1



2



3



4



5



6

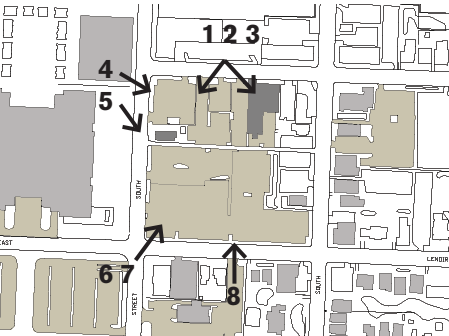


Image Key



7



8

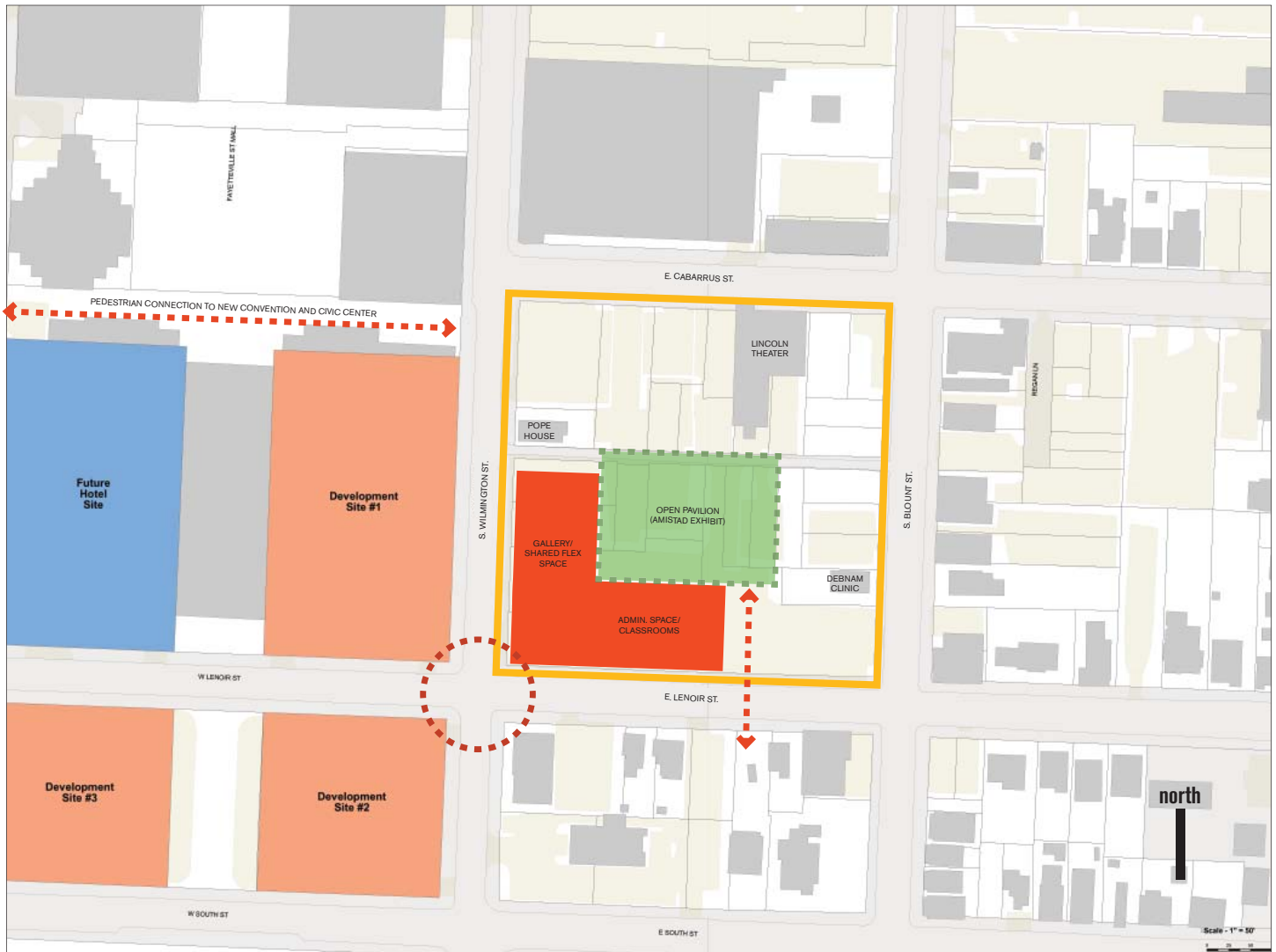
CONCEPTUAL SITE PLANS

5

CONCEPTUAL SITE PLANS

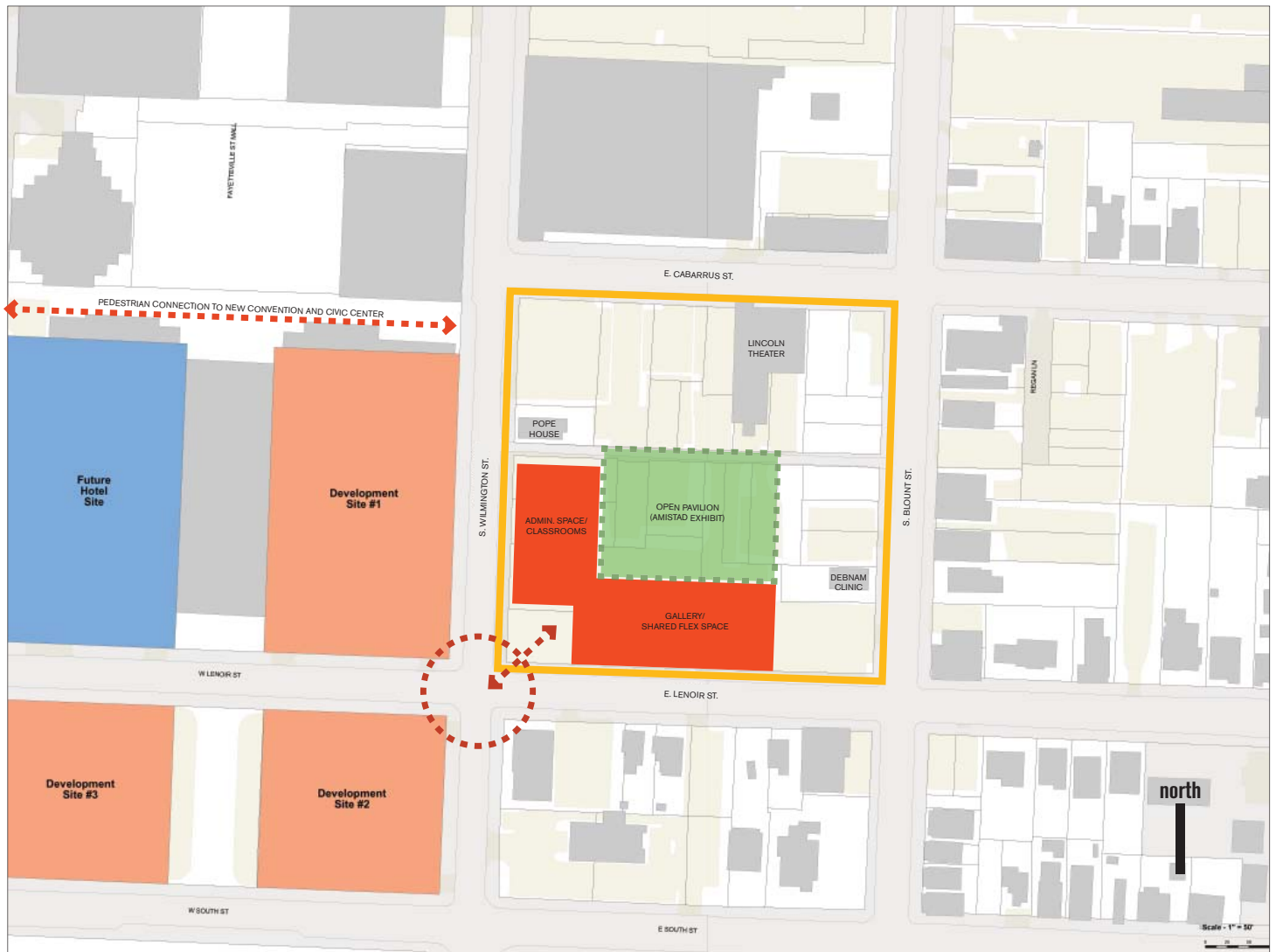
In order to determine the required building area to create a “footprint” for the proposed Consortium, a test fit for the program was developed. The 33,000 net square feet indicated by the preliminary building program translates to 55,000 gross square feet. Assuming a building of two stories in height, the Consortium program would occupy less than 20% of the city block in question. A three-story building would yield an even smaller footprint.

Two schemes were developed and discussed with each of the key institutions and the City of Raleigh. Both schemes anticipated two and/or three story structures that would accommodate the institution-specific and shared spaces identified during user interviews and subsequently listed in the preliminary program. The schemes also show an open pavilion that would be used as an outdoor exhibit space and theater for the Amistad production that is currently performed at the African American Cultural Complex. This open space will also function as a shared landscaped area open to the public. Both conceptual site plan alternatives have been drawn to scale and rendered in a rough 3-D sketch. These drawings represent two and three dimensional views of the potential massing of a new AACC. These drawings are not a final design but a rough graphic representation of the overall scale of this potential new facility. These diagrams were used as a vehicle for discussion and feedback during the stakeholders meeting.



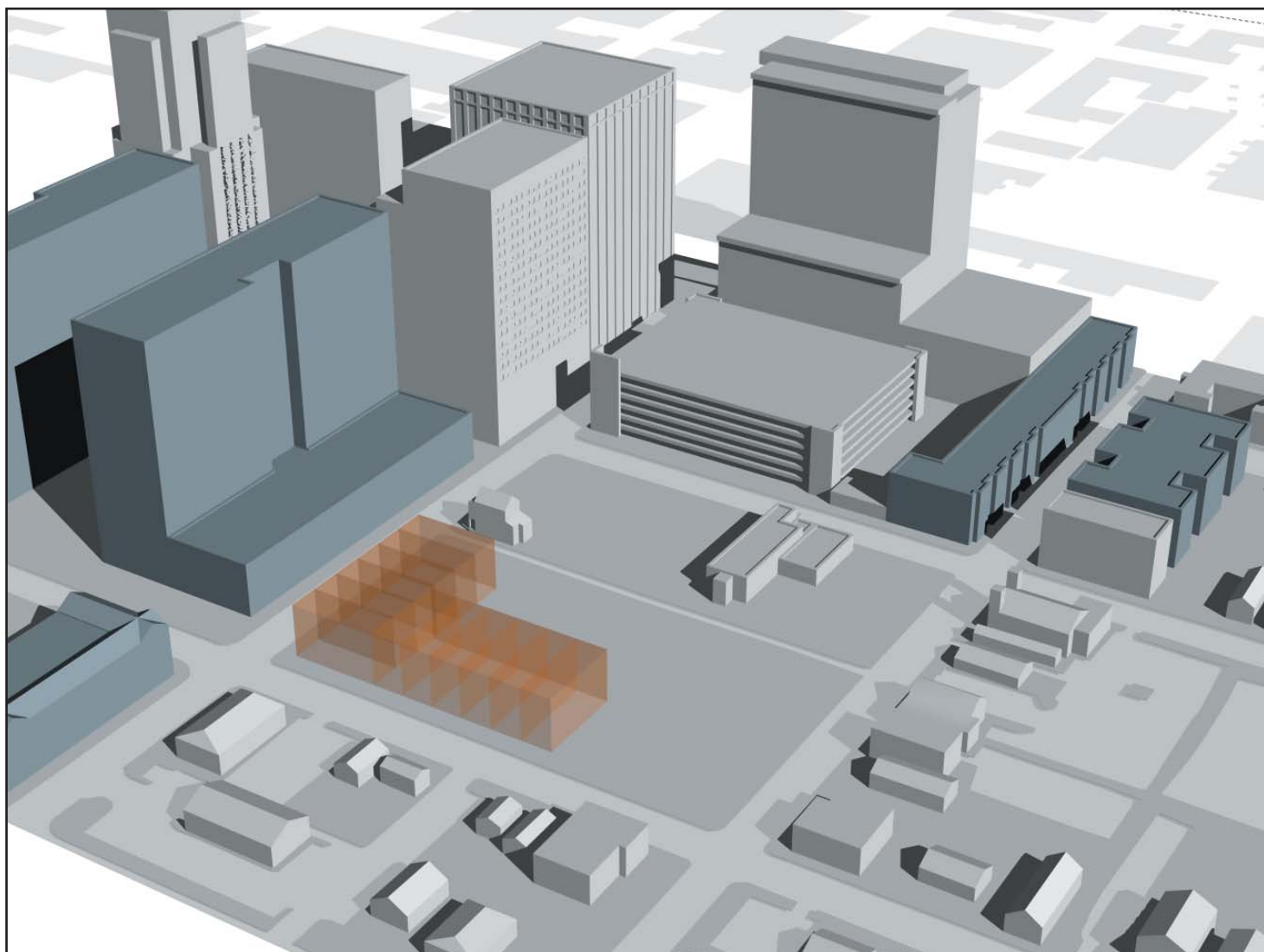
SCHEME A - EAST LENOIR STREET ENTRANCE

- Pope House restored
- Consortium located at the corner of S. Wilmington St. and E. Lenoir St.
- Open shared space is central to the site allowing access from all four streets.
- Retain historic Lincoln Theater
- Entry points from E. Lenoir St.
- Direct connection to Shaw University



SCHEME B - SOUTH WILMINGTON ST. & EAST LENOIR STREET ENTRANCE

- Pope House restored
- Consortium located at the corner of S. Wilmington St. and E. Lenoir St.
- Open shared space is central to the site allowing access from all four streets.
- Retain historic Lincoln Theater
- Main entry at the corner of S. Wilmington St. and E. Lenoir St. – major intersection
- Connection to BTI Center development



CONCEPT SITE 3D RENDERING

STAKEHOLDERS MEETING

6

STAKEHOLDERS MEETING

A stakeholder meeting was held on May 25, 2005 in the Raleigh City Council Chambers. City staff sent out a mailing inviting property owners, community leaders, city staff, and other interested parties to attend this meeting. City staff presented background information on the proposed AACC including the work accomplished up to the time of the meeting. The design team then presented the results of the information gathering, draft program, and conceptual site analysis. Two alternative site layout schemes were also presented and discussed. There was considerable input, questions and discussion from the stakeholders. The meeting minutes are included in the appendix to this document and offer a detailed record of the stakeholder meeting.

As a result of the stakeholder meeting, the two alternative schemes were modified to reflect concerns of the property owners and others in attendance. Development alternatives outside of the Consortium plan itself were removed from the site diagrams. The option of locating the Consortium on the northwest corner of the block in question was also noted in the meeting minutes.

It was clear from the discussions and input during the stakeholder meeting that additional analysis of the AACC idea would be required subsequent to completion of this phase of work.

Future phases of work and analysis include:

- Economic feasibility
- Detailed programing
- Continued user and stakeholder input
- Further coordination with Shaw University
- Expiration of funding sources
- Analysis of land acquisition cost

PROJECT BUDGET ANALYSIS

7

PROJECT BUDGET ANALYSIS

At this early conceptual stage of the project's development, a budget for construction has been estimated on a cost per square foot basis. As additional work and detail is developed during subsequent phases, more accurate cost estimates can be generated based on scaled drawings and quantity takeoffs. With the work to date and documents contained herein, the rough conceptual order of magnitude budget is as follows:

Site Acquisition Costs	Unknown
Site Improvements	\$1,500,000 - \$2,500,000
Building Construction	\$16,500,000
\$300 Per GSF x 55,000 GSF	

NOTE: The cost of exhibits, furniture, furnishings, A/V technology, and other program specific requirements is unknown at this time and not included in this budget estimate.

APPENDIX

A

**EXHIBIT A:
SAMPLE TIME LINE**

Proposed Project Schedule

Phase 1 - Feasibility Study Study Complete	July 19, 2005
Phase 2 – Detailed Programming Programming Complete	September 2005
Phase 3 - Project Fundraising Fundraising Complete	TBD
Phase 4 - Design Schematic Design Submittal Design Development Submittal Construction Documentation Submittal	12 Month Project Duration
Phase 5 – Bid & Construction Advertise/ Out to Bid Receipt of Bids Construction Notice to Proceed Occupancy	20-36 Month Construction Duration

EXHIBIT B:
PROJECT DIRECTORY

Project Directory

Project Coordinator

City of Raleigh
Planning Department
222 West Hargett Street
PO Box 590
Raleigh, NC 27602-0590

Alysia N. Bailey, Planner II
Alysia.bailey@ci.raleigh.nc.us
Phone: 919-890-3664
Fax: 890-3690

Architect

The Freelon Group Architects
5310 South Alston Ave.
Building 300, Suite 320
Durham, NC 27713
PO Box 12876
Research Triangle Park, NC 27709

Phil G. Freelon FAIA (principal in charge)
pffreelon@freelon.com
James Utley (programmer)
jutley@freelon.com
Lew Myers
Lmyers@freelon.com
Phone: 919-941-9790
Fax: 919-767-0144

Key Institutions

African American Cultural Complex
119 Sunnybrook Rd.
Raleigh, NC 27601
Dr. E.B. Palmer (executive director)
info@aaccmuseum.org
Phone: 919-231-0625

Martin Luther King Resource Center
312 Martin Luther King Blvd.
Raleigh, NC 27601
Mr. Bruce Lightner (executive director)
brucelig@bellsouth.net
Phone: 919-834-6264

Pope House Museum Foundation
511 S. Wilmington St.
Raleigh, NC 27601
Mr. Ken Zogry (executive director)
kzogry@email.unc.edu
Phone: 919-833-4633

**EXHIBIT C:
MEETING MINUTES**

African American Cultural Consortium
 Program Analysis and Feasibility Study
 Raleigh, North Carolina
 Meeting Minutes

Date: Thursday February 3, 2005

Project ID:

Location: City of Raleigh Municipal Building – Room 305

Attendees:

Bonnita L. Hargis	Martin Luther King Resource Center
Jeanne Tedrow	Martin Luther King Resource Center
Bruce Lightner	Martin Luther King Resource Center
E.B. Palmer	African American Cultural Complex
Juanita B. Palmer	African American Cultural Complex
Douglas Palmer	African American Cultural Complex
Patsy Smith Morgan	Pope House Museum
Garrick C. Francis	Pope House Museum
Troy Burton	Wake County Government
Dan Douglas	City of Raleigh/ Urban Design Center
George Chapman	City of Raleigh/Planning Director
Alysia N. Bailey	City of Raleigh/ Planning Department
Phil Freelon	The Freelon Group
Lew Myers	The Freelon Group
James Utley	The Freelon Group

Purpose of Meeting:

The purpose of this meeting was to serve as a “kick off” for the feasibility study by The Freelon Group for the African American Cultural Consortium. The scope of work by the architect was presented to the three institutions that will form the consortium, as well as other key individuals from the City of Raleigh.

1. Alysia Bailey gave the introductions and project summary.
2. Phil Freelon presented an overview of the context of the project. This overview included the review of an aerial site photo and the project schedule for phase 1. Phase 1 includes today's kick off meeting, research and documentation, user interviews, a conceptual site plan, meetings with potential stakeholders, and final documentation.
3. Phil's presentation continued with a “look ahead” schedule which identifies key milestones in the ongoing development of the project. Phase I deliverables include a refined “look ahead” schedule.
4. It was noted that the users and key individuals will determine who the stakeholders will be for the project.
5. Bruce Lightner suggested that the users consider opening the centers' resources and amenities to other groups and organizations.
6. There was a question of the actual time frame of the project as to when the doors will open to the public. Phil commented that the beginning of the design work is based on the raising of funds to support the project. Actual occupancy will depend on when the design work begins and the success of fund raising efforts.

African American Cultural Consortium
Program Analysis and Feasibility Study
Raleigh, North Carolina
Meeting Minutes

Page 2 of 2

7. It was noted that the City will coordinate meetings with study area property owners and with Shaw University prior to the stakeholders meeting.
8. It was questioned if the City of Raleigh's role includes the acquisition of the site. James Parajon commented that the city will decide on future involvement after receiving the final documentation of the feasibility study.
9. The Freelon Group is to begin coordinating meetings with users at the adjournment of today's meeting.

Minutes Prepared By: James Utley, Assoc. AIA
THE FREELON GROUP, INC.

The foregoing conveys my understanding of items discussed and decisions reached during this meeting. Any changes or additions should be brought to my attention immediately.

cc: All attending
File 4.2.4 Meeting Minutes

AFRICAN AMERICAN CULTURAL CONSORTIUM
NOTES FROM MEETING WITH LANDOWNERS

Date: 28 March 2005
Time: 5:30 pm
Place: Raleigh City Hall, Room 305
Attendees: City of Raleigh: James Parajon and Alysia Bailey

The Freelon Group: Phil Freelon and Lew Myers

Property Owners| Property Representatives : Stanley Dalton; Pat Dickerson; Clint Ferrell; Greg Hatem; Sara Hanner; Charles Richardson; Harold Webb; Tom Worth, Jr.

Other: Edna Rich Ballentine (affiliated with Pope House)

Following introductions, Phil presented an overview of the work plan including schedule and status.

The floor was then opened for questions and/or comments.

Q Richardson: Are you planning to use the entire site within the location?

A Parajon: At this time the entire tract is being considered.

Q Is all of the funding going to come from the public or will the three entities also participate?

A Parajon: at this time multiple sources are being considered.

Q Worth: this is an extremely ambitious undertaking. Does the City have condemnation rights on all of the property?

A Jim Parajon: the project is so far away that this has not even been considered. There has been no direction from the city. As you know, the devil is in the details.

C Dalton: We're interested in going forward. There was some interest expressed from Wachovia in selling their lot.

C Worth: The property is very important as a source of revenue for my client and her brother.

C Richardson: This plan puts a cap on the ability to develop the property. We want to put two condominiums on it. This action devalues the property.

C Dalton: Look at it as a goodwill project.

C Ferrell: I represent two trusts, Wachovia and a family trust. We're obligated contractually with a buyer to develop the site. We've been approached about the Pope House being for sale. This study puts a cloud over the block.

Response Parajon: there is nothing the city can do at this point. Advise your client to proceed with the project. We realize that there is a new rush for development downtown with housing and commercial.

C Webb: Our property is leased and a substantial amount of money is generated. I feel that this would be a tremendous asset for tourism.

C Richardson: this is too valuable a piece of property to not provide any tax to the city and county. I cannot afford to donate it (my property) and take a loss.

Response. Parajon: The decision makers will want a fiscal analysis of the economic impact of the project. This study will take place in Phase II. This will help address the issue of does it make sense financially.

C Ballentine: The Lincoln Theater was a black theater. You may want to consider leaving it as a part of the complex.

C Dickerson: We bought the property in 2001. It was named Gillies. We decided to bring it back. We kept the original name. We're trying to make it a performing arts center in downtown. We have invested \$250,000 in the project. We currently have approximately 40,000 ticketed patrons per year.

C Hatem: I do not own anything in that block. This is the beginning of the process. Nothing is concrete at this time. This is an opportunity to be creative.

C Ferrell: downtown has turned the corner. Property values are going up. There is interest in selling property.

Jim Parajon concluded the meeting by asking that you share with us your projects, plans, ideas and constraints for your individual properties. This would be valuable information. Alysia is the point person for receiving information.

African American Cultural Consortium

Feasibility Study

Raleigh, NC

Stakeholders Meeting

Page 1 of 3

Date: May, 25 2005

Project: Raleigh African American Cultural Consortium

Project No.: 20078.00

Location: City of Raleigh, Council Chambers
222 West Hargett Street
Raleigh NC 27602-0590

Attendees:	Charles Richardson	Property Owner
	Sylvia Richardson	Property Owner
	Author Dove	Property Owner
	Sally Dove	Property Owner
	C.G. Kledaras	Property Owner
	Attorney Thomas C. Worth, Jr	Representing Property Owner
	George Debnam, MD	The Debnam Clinic. Property Owner
	Marie Debnam, MD	The Debnam Clinic
	Marjorie Debnam	The Debnam Clinic
	Regina McLaurin	McLaurin Parking
	Martel Perry	Shaw University
	Alysia Bailey	Planner II, City of Raleigh
	Jim Parajon	Assist. Planning Director, City of Raleigh
	Dan T. Douglas	Urban Design Center, City of Raleigh
	Dr. E. B. Palmer	African American Cultural Complex
	Juanita Palmer	African American Cultural Complex
	Bruce Lightner	Martin Luther King Resource Center
	Bonita L. Hargis	Martin Luther King Resource Center
	Jeanne Tedrow	Martin Luther King Resource Center
	Ken Zogry	Pope House Museum Foundation
	Phil G. Freelon	The Freelon Group
	Lew Myers	The Freelon Group
	James S. Utley	The Freelon Group

Discussions:

1. Introduction/Sign in:
2. Alysia Bailey gave background information of the project and recapped the progress of the City of Raleigh and The Freelon Group. It was noted that this will be the last public meeting prior to the completion of the program analysis and feasibility study phase.
3. The meeting was then turned over to Phil Freelon to present information gathered and analysis to date
 - a. Mr. Freelon noted The Freelon Group's process toward gathering information from various sources including the City of Raleigh, the Urban Design Center, property owners, previous feasibility studies and the three institutions which make up the proposed consortium. Future development surrounding the site was also noted. Mr. Freelon reviewed a list of spaces that was developed as a result of interviews with the user groups. Two conceptual site plans and a 3-D block diagram were also presented. The conceptual plans suggested that the program for the consortium could be easily accommodated on the proposed site. The plans also suggested future development on the site that would be contiguous and complimentary to the consortium while consistent and with adjacent planned development. The suggestions include Shaw University related development on the SE corner of the site, Residential development on the NE corner of the site, and mixed use mid-rise development on the NW corner of the site.
 - b. It was noted by property owners that Stronachs Alley is still used and has some historical value.

African American Cultural Consortium

Feasibility Study

Raleigh, NC

Stakeholders Meeting

Page 2 of 3

- c. Concern was expressed over having residential development on the NE corner of the site. The location in question is directly across from Tupper Memorial Baptist Church on Blount Street.
 - d. Concern was expressed over locating the consortium on the corner of S. Wilmington and E. Lenoir Street. Property owners expressed concern over recommendations of future development on the site in addition to the consortium.
 - e. Attorney Worth noted that his clients (Sarah Hammer and Claude Barbee) own the property where the consortium is proposed. He further noted that his clients are opposed to this project.
 - f. It was suggested by property owners that The Freelon Group look at a concept where the consortium is shown north of Stronachs Alley. Preferably the NW corner of the site. Mr. Freelon commented that the location reflected on the site plans was proposed because of the visibility and potential connection to the new civic and convention center and the BTI center development.
 - g. Mr. Freelon noted that the cost of the 55,000 square foot facility would be approximately \$16 million, not including land cost.
 - h. Property owners asked if and how the city planned to acquire the land. Jim Parajon noted that the city had not made any decisions on land acquisition for this project. He further commented that the city has only decided to do a feasibility study to see if there is some commonality between the three institutions and if each of their programs can be housed in a joint facility on that site.
 - i. Dr. Debnam expressed concern that he was not informed of the Stakeholders meeting and the property owners meeting held on March 28th. Dr. Debnam further noted that he and his family preferred to keep their facility in its current location. The Debnam Clinic has been operating in that location since 1964 and is the only health care facility in that community. Alysia Bailey commented that addresses to contact property owners came from the Wake County Tax department. Announcements were sent to people listed as property owners.
 - j. C.R. Richardson expressed concern that there were no city council members represented at the meeting. Jim Parajon commented that the final findings for the study will be presented to the city council.
 - k. Mr. Freelon noted that comments, suggestions and concerns expressed at the meeting will have an effect on the final outcome on the design of the concepts.
 - l. It was suggested by a property owner that the project team consider looking at the civic center addition directly across Wilmington Street as a possible location for the African American Cultural Consortium.
 - m. There was a suggestion to relocate the Pope House if it was a catalyst in the design of the concepts presented. Ken Zogry noted that the Pope House will not be removed from its location because it is listed on the national registry for historic preservation. He further commented that removing the house will devalue its historic integrity.
 - n. Bonnita Hargis asked property owners to indicate the reasons for not wanting to sale their property. There was a concern that the city would not pay the full market value for their land.
4. By a show of hands, the property owners present indicated that a majority were opposed to the concept site plans as presented. Following the meeting James Utley recorded the names of the property owners present and the parcel which they owned.

Minutes Prepared By: James Utley
FREELON

African American Cultural Consortium

Feasibility Study

Raleigh, NC

Stakeholders Meeting

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Cc: Phil Freelon
Lew Myers
Alysia Bailey

The foregoing conveys my understanding of items discussed and decisions reached during this meeting. Any changes or additions should be brought to my attention immediately.

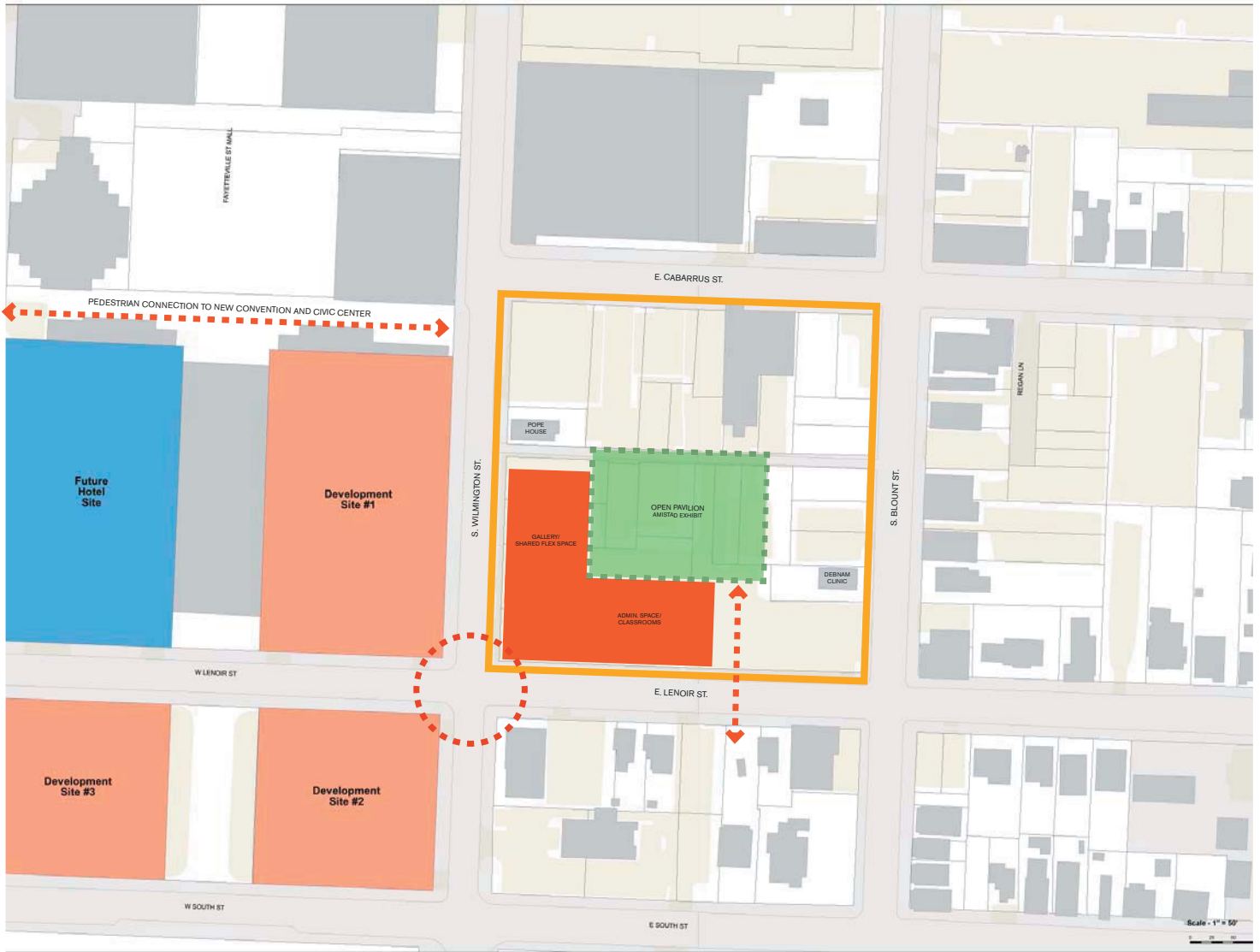
**EXHIBIT D:
PRESENTATION BOARDS**



AERIAL PHOTOGRAPH - MAJOR SURROUNDING DEVELOPMENT

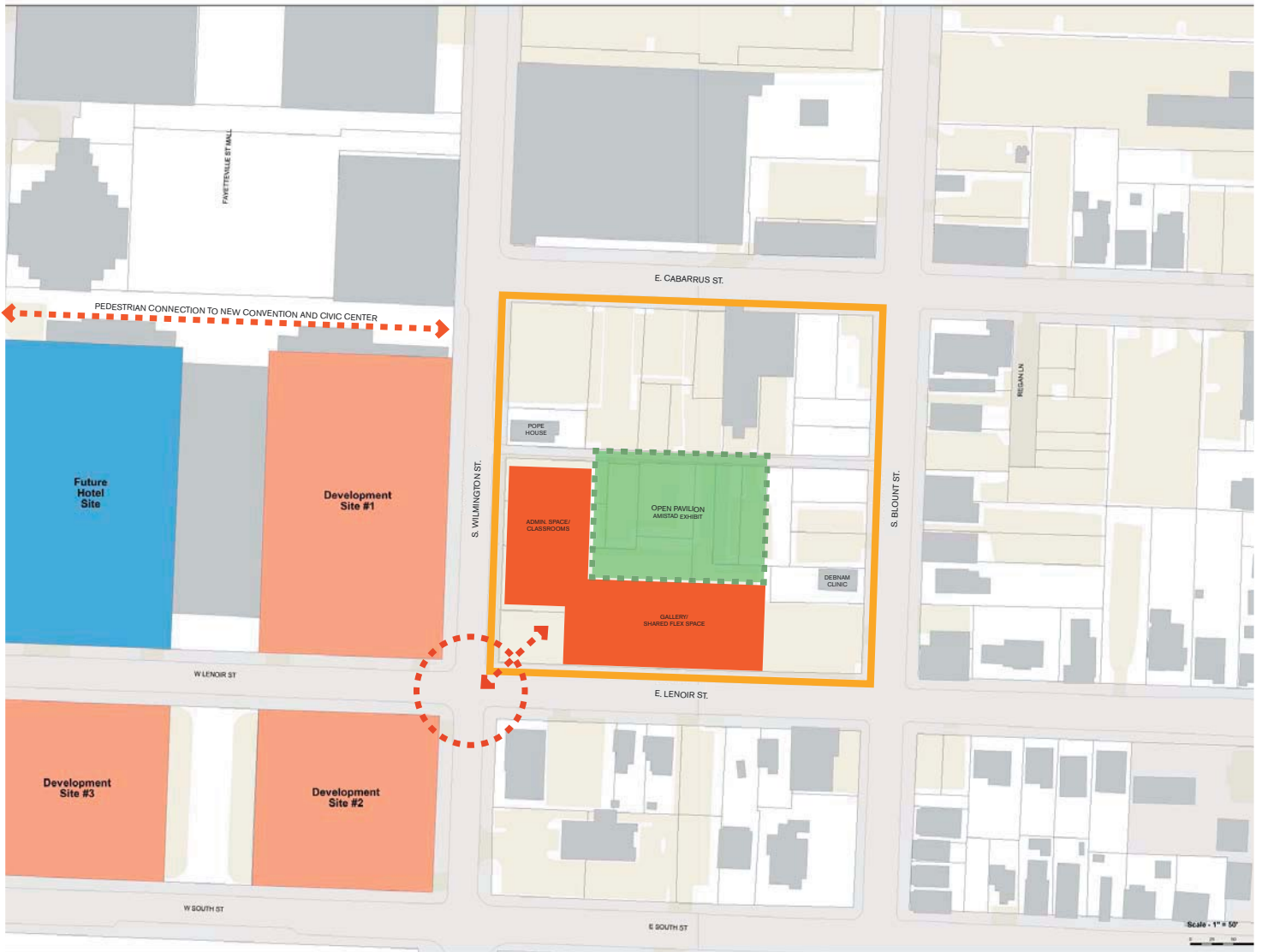
- AFRICAN AMERICAN CULTURAL CONSORTIUM
- PROGRESS ENERGY BUILDING
- PROJECTS TO BE COMPLETED IN 2007/2008
- FUTURE DEVELOPMENT
- SHAW UNIVERSITY CONT'D DEVELOPMENT
- PROGRESS ENERGY BUILDING
- FAYETTEVILLE STREET CONSTRUCTION





SCHEME A - EAST LENOIR STREET ENTRANCE

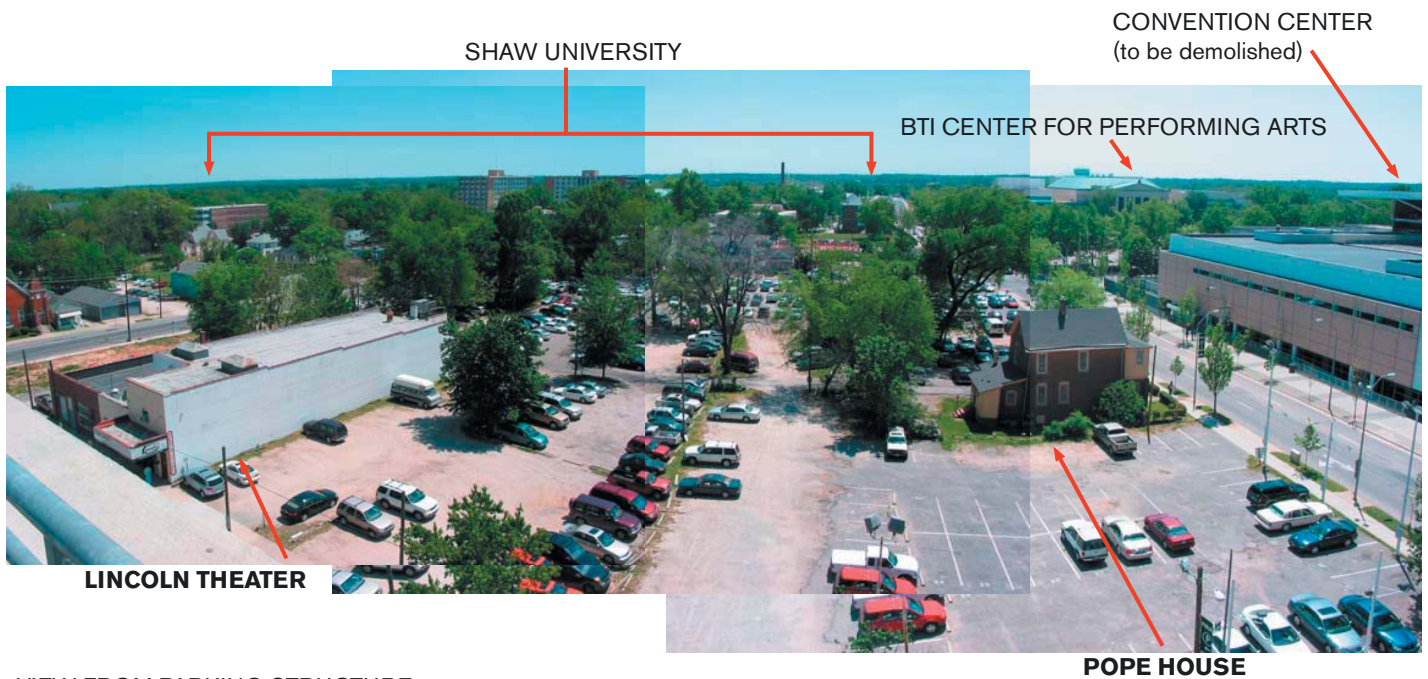




SCHEME B - SOUTH WILMINGTON ST. & EAST LENOIR STREET ENTRANCE



SITE PHOTOGRAPHS



3-D RENDERING

